

**Property Information:**

Location:  
650 Keezletown Road  
Harrisonburg, VA 22801

Lot Tax Map: 72-B-6  
Zoned: R1  
Area: 5.48 acres  
Green Space: 2.83 acres  
(±52% of total area)  
There is no mapped flood plain on this site.

**Proposed Use:**

The site will be used for the future Juniper Hill Commons. The proposed development will consist of 28 units, 56 parking spaces, drives, walking and biking paths, open green spaces, and a playground.

**Master Planning:**

The site will be rezoned from R-1 to R-7 Medium Density Mixed Residential Planned Community. The requirements for the site will be determined by the master development plan.

**Proposed Buildings:**

There will be 28 units: 8 stacked apartment units, 15 townhouse units, 4 duplex units, and 1 detached home. (1 of the stacked apartment units will be a shared common house)

**Right-of-Way:**

26' of right-of-way will be dedicated from the centerline of Keezletown Road, including all remaining property south of the centerline, to accommodate a 12' travel lane, 4' bike lane, curb and gutter, 2' green space, and 5' sidewalk.

**Landscaping/Screening:**

A minimum 10' wide landscape border along the proposed right-of-way will be provided with street trees. Parking will be restricted along Keezletown Road to 2 parking spaces within 33' of the proposed right-of-way. All parking spaces within parking lots, located within 20' of side and rear exterior property lines of the development shall be separated from such lines by an opaque wall or fence of at least 6' in height. Proposed dumpsters will be screened as required by the master plan.

# JUNIPER HILL COMMONS



| PARKING TABLE            |                        |                         |                      |
|--------------------------|------------------------|-------------------------|----------------------|
| FULL SIZE PARKING SPACES | COMPACT PARKING SPACES | HANDICAP PARKING SPACES | TOTAL PARKING SPACES |
| 22                       | 31                     | 3                       | 56                   |

# JUNIPER HILL COMMONS

